

56 Bankhead Crossway South

EDINBURGH, EH11 4EP



A very rare opportunity to purchase a single-storey standalone commercial property with a large yard to the rear and a tenant in situ



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McEwan Fraser Legal is delighted to present to the market a very rare opportunity to purchase a single-storey standalone warehouse unit with a large yard to the rear and a tenant in situ.

THE OFFICES



Bankhead Crossway South offers an excellent opportunity for a commercial landlord to purchase a tenanted property in a sought-after industrial estate just 3 miles west of Edinburgh city centre. The property is approximately 2725m² in size and occupies a site of just over 0.25 acres, of which 0.14 acres is the rear yard, which has vehicle access.

Fronting onto Bankhead Crossway South is a single-storey office section with a board room and staff facilities. To the rear is the workshop area used by the current tenant is a vehicle body workshop business.



THE KITCHEN & WC



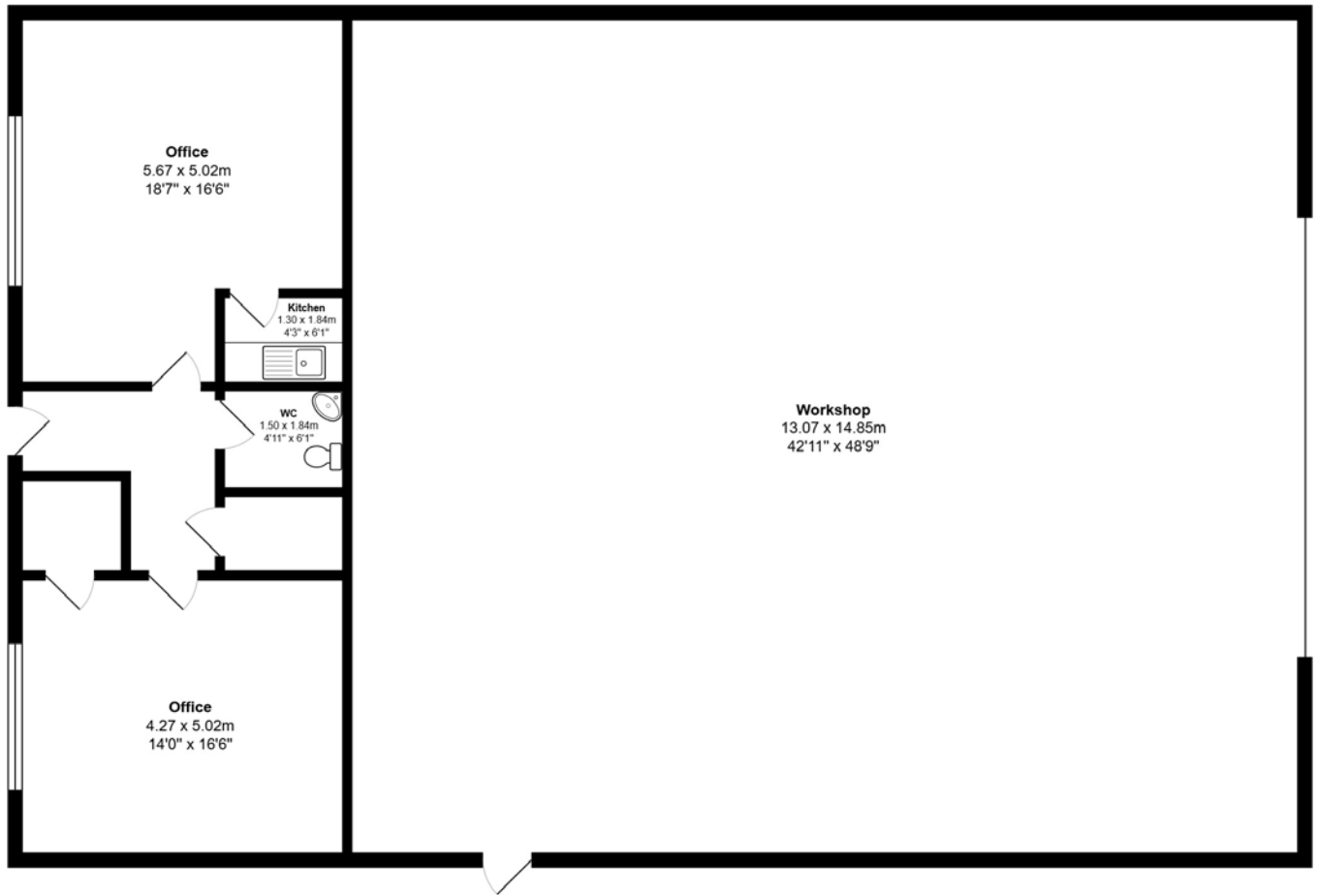
THE WORKSHOP



EXTERNALS



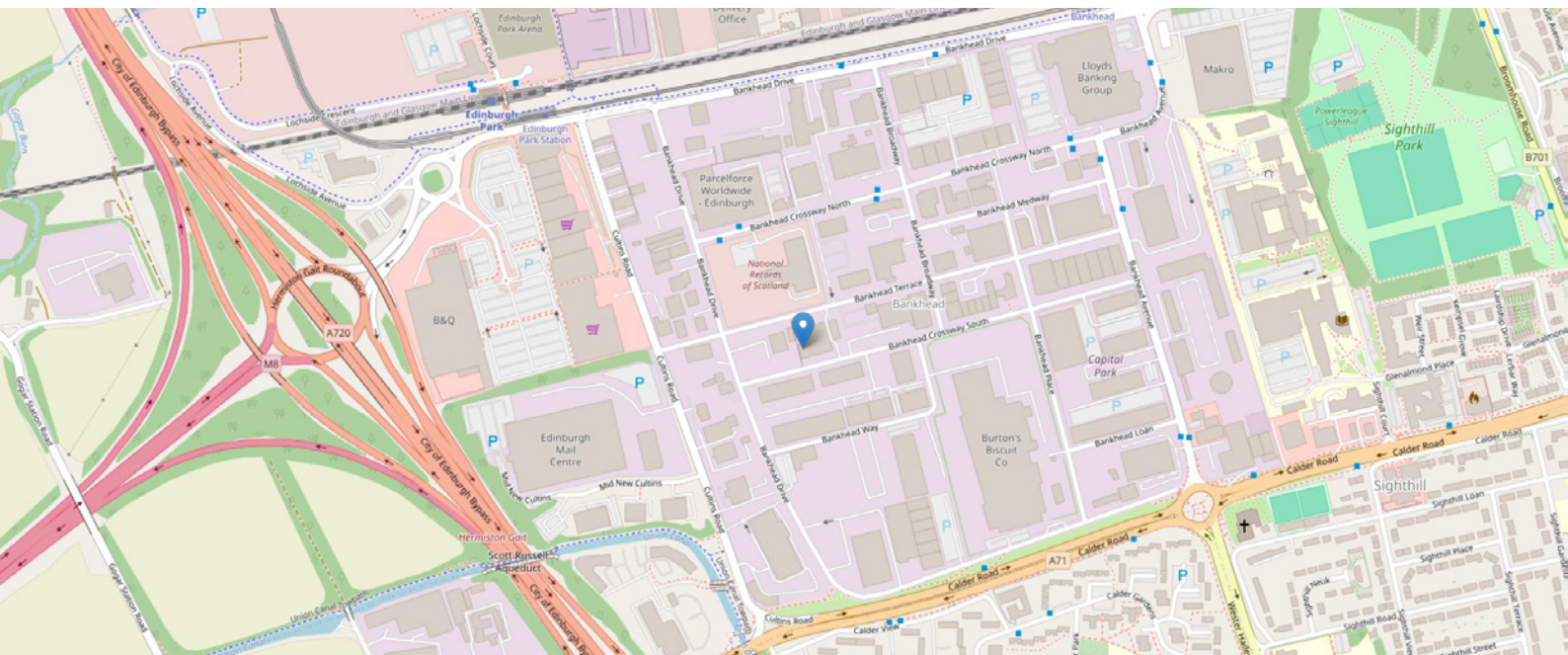
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 2725m²

Tenure: Freehold | Current Tenant: Lothian Light Haulage Ltd | Services: Mains gas, electricity, water and drainage



THE LOCATION

The subjects are situated within Sighthill Industrial Estate, one of Scotland's premier industrial localities lying approximately 5 miles to the west of Edinburgh City Centre and benefiting from excellent road links to Scotland's motorway network.





The location has unrivalled access to Scotland's major motorway network via the Edinburgh city bypass (A720, M8, A8, M90 and A90). Edinburgh Airport is located 3 miles west, with the Edinburgh tram network within close proximity. More specifically, the subjects are located on Bankhead Crossway South.



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